

RESOLUTION 2015-035

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; GRANTING AN EASEMENT ON CITY-OWNED PROPERTY; AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, the City of Sierra Vista is in the process of selling property located in Section 34, Township 21 South, Range 20 East, specifically tax parcel 106-62-084 with a physical address of 296 W. Kayetan Drive to InSite Towers Development, LLC; and

WHEREAS, the City of Sierra Vista also owns adjacent property situated in Section 34, Township 21 South, Range 20 East, known as the Soldier's Creek Drainageway; and

WHEREAS, there are existing encroachments of tower guy wires and associated fencing from parcel 106-62-084 into the Soldier's Creek Drainageway; and

WHEREAS, InSite Towers Development, LLC desires an easement to allow these existing encroachments to remain within the Soldier's Creek Drainageway; and

WHEREAS, the encroachments do not significantly impact the City's maintenance or the public's use of the Soldier's Creek Drainageway; and

WHEREAS, it is settled policy of the City Council, most recently affirmed, to provide easements on City-owned property as determined to be necessary by the City Council; and

WHEREAS, the City Council has determined it to be necessary to grant an easement as identified and attached herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1

That the settled policy of the City Council, most recently affirmed, be, and hereby is, reaffirmed.

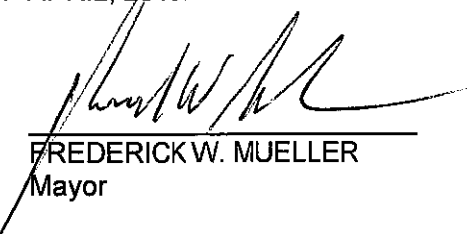
SECTION 2

That it be, and hereby is, determined to be necessary to grant a permanent easement, as described in the easement description attached, on City-owned property within the Soldier's Creek Drainageway, for the purpose of allowing existing guy wires and associated fencing for the property located at 296 W. Kayetan Drive to remain.

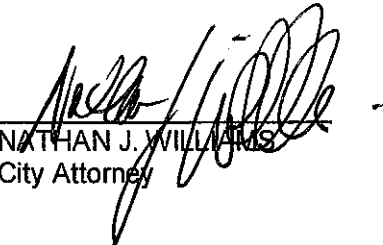
SECTION 3

The City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 9TH DAY OF APRIL, 2015.


FREDERICK W. MUELLER
Mayor

Approval as to Form:


NATHAN J. WILLIAMS
City Attorney

Attest:


JILL ADAMS
City Clerk

Prepared by:
Sharon G. Flissar, P.E., City Engineer

STATE OF ARIZONA COUNTY OF COCHISE			I hereby certify that the within instrument was filed and recorded as required of	
Witness my hand and Official Seal By <u>Ray R. Koser</u> , County Recorder			For <u>3.25</u>	PIONEER TITLE & TRUST CO.
By <u>Ray R. Koser</u> , Deputy			I H	DEED, ARIZONA
Indexed	Platoned	Classed	Total	Date <u>MAR 31 1960 - 8:00 AM</u>
			Pages <u>242</u>	<u>5365</u>

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CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That MARGARET Z. CARMICHAEL, a widow, of the County of Cochise, State of Arizona, for and in consideration of the sum of Ten & No/100 DOLLARS to her in hand paid by TOWN OF SIERRA VISTA has granted, sold and conveyed, and by these presents does grant, sell and convey unto the said TOWN OF SIERRA VISTA all that certain premises described as follows, viz:

A portion of the $\frac{1}{4}$ of Section 34, in Twp. 21 S., Range 20 E., G. & S. R. E. & M., in the Town of Sierra Vista, Cochise County, Arizona, and more particularly described as follows:

BEGINNING at a point which is N. $0^{\circ} 00' 45''$ W., a distance of 76.43 ft. and N. $89^{\circ} 59' 15''$ E., a distance of 50.00 ft. to the SW corner of that certain parcel of land acquired by Curt Burge and Francine Burge, his wife, by that certain Deed recorded August 29, 1956, in Docket 152, at page 305; thence going N. $89^{\circ} 58' E.$ along the said line of the said Curt Burge property, for 310.00 ft. to the SE corner of said parcel, said point being the true point of beginning; thence N. $0^{\circ} 00' 45''$ W., 140.20 ft.; thence N. $13^{\circ} 33' 45''$ W., 149.25 ft.; thence N. $3^{\circ} 06' 15''$ W., 300.00 ft. to the NE corner of that parcel of land acquired by Russell G. Billotte and Ruth Billotte, his wife, by that certain deed recorded June 20, 1957, in Docket 170, at page 422; thence N. $44^{\circ} 20' 15''$ E., 185.30 ft.; thence N. $77^{\circ} 53' 15''$ E., 167.00 ft.; thence N. $22^{\circ} 59' 15''$ E. for 516.00 ft.; thence N. $16^{\circ} 31' 15''$ E., 175.00 ft.; thence N. $7^{\circ} 10' 45''$ W. 185.10 ft.; thence N. $16^{\circ} 14' W.$, 118.00 ft.; thence N. $3^{\circ} 37' E.$, 299.63 ft.; thence N. $42^{\circ} 20' E.$, 231.10 ft., to the NW corner of that certain parcel of ground acquired by the Town of Sierra Vista by that certain Deed recorded July 9, 1958, in Docket 194, at page 126, in the office of the recorder of Cochise County; thence South $0^{\circ} 01' 15''$ E. for 403.00 ft. to the SW corner of said parcel; thence N. $89^{\circ} 51' 30''$ E. for 69.75 ft. along the S. boundary of said parcel; thence S. $1^{\circ} 50' 45''$ W., 898.25 ft. to the NW corner of that certain parcel of land acquired by Adolph Schnee and Beatrice Schnee, his wife, by that certain deed recorded June 25, 1957, in Docket 170 at page 584; thence S. $0^{\circ} 01' 15''$ E. for 145.10 ft. along the west line of said parcel to a point on the north boundary of Sycamore Drive; thence S. $60^{\circ} 13' W.$ along the north boundary of Sycamore Drive for 218.90 ft.; to the most easterly corner of that parcel of and acquired by Salvador Otañez and Elvira Otañez, his wife, by that certain deed recorded September 13, 1957, in Docket 175, at page 268; thence S. $85^{\circ} 26' W.$ for 291.48 ft.; thence S. $64^{\circ} 48' W.$ 150.38 ft.; thence S. $23^{\circ} 56' W.$, 70.35 ft.; thence S. $8^{\circ} 21' E.$, 161.25 ft.; thence S. $21^{\circ} 32' E.$, 576.10 ft.; thence S2ly. around a left curve, the radius of which is 75.0 ft. for 36.72 ft., to the most northerly corner of that parcel of land acquired by Adolph Schnee and Beatrice Schnee, his wife, by that certain deed recorded February 5, 1958, in Docket 184, at page 29; thence S. $14^{\circ} 58' E.$, 420.75 ft. to the NE corner of that parcel of land acquired by John Weik, Sr., a single man, and Martha Freida Weik, a single woman, in that certain Deed recorded October 26, 1957, in Docket 177 at page 329; thence S. $46^{\circ} 41' W.$ 504.00 ft. to a point on the east boundary of U. S. Highway No. 92; thence NWly along said right-of-way for 120.0 ft. to the most southerly corner of a parcel of land acquired by Edward B. Ryan and Thora K. Ryan, his wife, by that certain

When recorded return to:
Gentry & McNulty
Drawer T, Bisbee, Arizona

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deed recorded February 20, 1956, in Docket 141, at page 200; thence N. 52° 30' E. for 203.67 ft. to the most SEly corner of last said parcel, said point also being the most southerly corner of that parcel of land acquired by Edward B. Ryan and Thora K. Ryan, his wife, by that certain deed recorded March 29, 1960, in Docket 242, at page 113; thence N. 28° 54' E., 156.37 ft.; thence N. 15° 41' E., 96.83 ft.; thence N. 1° 05' E., 89.68 ft.; thence N. 13° 18' W., 124.75 ft.; thence N. 21° 32' W., 145.70 ft. to the NE corner of the last said parcel, said point also being the Southeast corner of a parcel of land acquired by the Sulphur Springs Valley Electric Cooperative, Inc. by that certain deed recorded March 31, 1960, in Docket 242, at page 273; thence N. 32° 58' W., along the east line of said Sulphur Springs Valley Electric Cooperative parcel, for 238.30 ft., to the true point of beginning.

This deed is intended as a corrective deed and is made for the purpose of correcting, superseding and replacing in its entirety the description contained in the former deed by the grantor herein which was recorded October 20, 1958, in Docket 200, Page 327, and it is the intention of the grantor herein that the description hereinabove shall henceforth be the true and proper description.

TO HAVE AND TO HOLD the above described premises, together with all and singular the right and appurtenances thereto in anywise belonging unto the said

TOWN OF SIERRA VISTA

, its

successors and assigns forever.

And I hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the premises unto the said

TOWN OF SIERRA VISTA

, its

successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 8th day of March, 1960.

MARGARET Z. CARMICHAEL

STATE OF ARIZONA :
COUNTY OF COCHISE : ss

Before me, a Notary Public in and for the County of Cochise, State of Arizona, on this day personally appeared MARGARET Z. CARMICHAEL, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein contained.

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Given under my hand and seal of office, this 8th day of March, 1960.

My commission expires:

October 25, 1963

James J. McHugh
Notary Public

The grantee named herein does hereby consent to accept the above corrected description to replace the former description referred to hereinabove.

TOWN OF SIERRA VISTA

ATTEST:

By

Rudolph W. Steffen
Its Mayor

James M. McHugh
City Clerk

STATE OF ARIZONA :
: ss
COUNTY OF COCHISE :

On this, the 16 day of March, 1960, before me, the undersigned officer, personally appeared Rudolph W. Steffen and Marie M. Stormont, who acknowledged themselves to be the Mayor and City Clerk, respectively, of TOWN OF SIERRA VISTA, a municipal corporation, and that they, as such Mayor and City Clerk, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by themselves as Mayor and City Clerk, respectively.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Seal
Notary Public

My commission expires:

My Commission Expires Mar. 6, 1962

STATE OF ARIZONA }
COUNTY OF COCHISE }

Witness my hand and Official Seal

P. W. NEWBURY, County Recorder

Ray R. Rocco, Deputy

Indexed _____

Classified _____

Serialized _____

I hereby certify that the within instrument was filed and recorded at request of

Fee \$ 3.25

L. R. S. _____

Total \$ _____

Docket 242

PIONEER TITLE & TRUST CO.

BISHOP, ARIZONA

Date MAR 31 1960 8:00 AM

Page 242-242 No. 5365

EASEMENT

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE CITY OF SIERRA VISTA, A MUNICIPAL CORPORATION, DOES HEREBY GRANT UNTO INSITE TOWERS DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS GRANTEE, A PERMANENT EASEMENT 20.00 FEET WIDE FOR THE EXISTING GUY WIRE/FENCING AND MAINTENANCE OF THE EXISTING GUY WIRE/FENCING, OVER, UNDER, AND THROUGH THE FOLLOWING DESCRIBED PROPERTY:

SEE EXHIBITS A AND B

EASEMENT DEDICATION

ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, FOR THE SOLE PURPOSE OF CONSTRUCTION, INSPECTION, REPAIR, REMOVAL, REPLACEMENT AND MAINTENANCE OF SAID GUY WIRE/FENCING AT WILL. NO NON-UTILITY IMPROVEMENTS SHALL BE PLACED UPON, OVER, OR UNDER THE SUBJECT AREA INCLUDING, BUT NOT LIMITED TO, BUILDINGS, AND STRUCTURES EXCEPT FOR IMPROVEMENTS FOR STREET, ROAD, DRIVEWAY, OR LANDSCAPE PURPOSES, WHICH THE CITY AGREES SHALL NOT INTERFERE OR BE INCONSISTENT WITH GRANTEE'S EXERCISE OF THE RIGHTS GRANTED HEREIN.

GRANTEE SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID IMPROVEMENTS PLACED UPON THE EASEMENT DUE TO NECESSARY UTILITY OPERATIONS USING REASONABLE CARE. HOWEVER, IN THE EVENT THAT A GRANTEE FAILS TO USE REASONABLE CARE IN EXERCISING ITS RIGHT OF ENTRY FOR CONSTRUCTION, MAINTENANCE, OR REPAIRS OF SAID GUY WIRE/FENCING, IT SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO THE CITY'S IMPROVEMENTS AND SHALL REASONABLY RESTORE THE SURFACE OR THE GROUND TO ITS FORMER STATE.

THE CITY COVENANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LAND AND THAT SAID LAND IS FREE AND CLEAR OF ENCUMBRANCES AND LIENS.

DATED THIS 10 DAY OF April, 2015.

CITY OF SIERRA VISTA

BY: [Signature]

FREDERICK W MUELLER

MAYOR

ACKNOWLEDGMENT

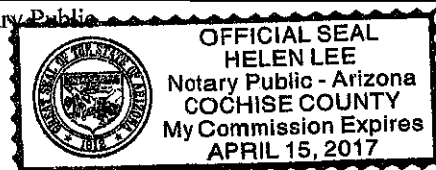
STATE OF ARIZONA)
) ss.
COUNTY OF COCHISE)

Before me, a Notary Public, in and for the County of Cochise, State of Arizona, on this day personally appeared Frederick W Mueller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that Frederick W Mueller executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this 10th day of April, 2015.

[Signature]

Notary Public



My Commission Expires: April 15, 2017

EXHIBIT A

Legal Description of Parent Parcel

A portion of the $\frac{1}{4}$ of Section 34, in Twp. 21 S., Range 20 E., C. & S. R. B. & M., in the Town of Sierra Vista, Cochise County, Arizona, and more particularly described as follows:

BEGINNING at a point which is N. $0^{\circ} 00' 45''$ W., a distance of 76.43 ft. and N. $89^{\circ} 59' 15''$ E., a distance of 50.00 ft. to the SW corner of that certain parcel of land acquired by Curt Burge and Francina Burge, his wife, by that certain deed recorded August 29, 1956, in Docket 152, at page 105; thence going N. $89^{\circ} 58' E.$ along the said line of the said Curt Burge property, for 310.00 ft. to the SE corner of said parcel, said point being the true point of beginning; thence N. $0^{\circ} 00' 45''$ W., 140.20 ft.; thence N. $13^{\circ} 33' 45''$ W., 149.25 ft.; thence N. $3^{\circ} 06' 15''$ W., 300.00 ft. to the NE corner of that parcel of land acquired by Russell C. Billotte and Ruth Billotte, his wife, by that certain deed recorded June 20, 1957, in Docket 170, at page 422; thence N. $44^{\circ} 20' 15''$ E., 185.30 ft.; thence N. $77^{\circ} 53' 15''$ E., 167.00 ft.; thence N. $22^{\circ} 59' 15''$ E. for 516.00 ft.; thence N. $16^{\circ} 31' 15''$ E., 175.00 ft.; thence N. $7^{\circ} 10' 45''$ W. 185.10 ft.; thence N. $16^{\circ} 14' W.$, 118.00 ft.; thence N. $3^{\circ} 37' E.$, 299.63 ft.; thence N. $42^{\circ} 20' E.$, 231.10 ft., to the NW corner of that certain parcel of ground acquired by the Town of Sierra Vista by that certain Deed recorded July 9, 1958, in Docket 194, at page 126, in the office of the recorder of Cochise County; thence South $0^{\circ} 01' 15''$ E. for 403.00 ft. to the SW corner of said parcel; thence N. $89^{\circ} 51' 30''$ E. for 59.75 ft. along the S. boundary of said parcel; thence S. $1^{\circ} 50' 45''$ W., 898.25 ft. to the NW corner of that certain parcel of land acquired by Adolph Schnee and Beatrice Schnee, his wife, by that certain deed recorded June 25, 1957, in Docket 170 at page 384; thence S. $0^{\circ} 01' 15''$ E. for 145.10 ft. along the west line of said parcel to a point on the north boundary of Sycamore Drive; thence S. $60^{\circ} 13' W.$ along the north boundary of Sycamore Drive for 218.90 ft.; to the most easterly corner of that parcel of land acquired by Salvador Otaner and Elvira Otaner, his wife, by that certain deed recorded September 13, 1957, in Docket 171, at page 268; thence S. $35^{\circ} 26' W.$ for 291.48 ft.; thence S. $64^{\circ} 48' W.$ 150.30 ft.; thence S. $23^{\circ} 56' W.$, 70.75 ft.; thence S. $8^{\circ} 21' E.$, 161.25 ft.; thence S. $21^{\circ} 32' E.$, 576.10 ft.; thence S. & N. around a left curve, the radius of which is 75.0 ft. for 36.72 ft., to the most northerly corner of that parcel of land acquired by Adolph Schnee and Beatrice Schnee, his wife, by that certain deed recorded February 5, 1958, in Docket 184, at page 29; thence S. $14^{\circ} 58' E.$, 420.75 ft. to the NE corner of that parcel of land acquired by John Weik, Sr., a single man, and Martha Freida Weik, a single woman, in that certain Deed recorded October 26, 1957, in Docket 177 at page 329; thence S. $46^{\circ} 41' W.$ 504.00 ft. to a point on the east boundary of U. S. Highway No. 92; thence N. & S. along said right-of-way for 120.0 ft. to the most southerly corner of a parcel of land acquired by Edward B. Ryan and Thora K. Ryan, his wife, by that certain

deed recorded February 20, 1956, in Docket 141, at page 200; thence N. $52^{\circ} 30' E.$ for 203.67 ft. to the most SEly corner of last said parcel, said point also being the most southerly corner of that parcel of land acquired by Edward B. Ryan and Thora K. Ryan, his wife, by that certain deed recorded March 29, 1960, in Docket 242, at page 113; thence N. $28^{\circ} 54' E.$, 156.37 ft.; thence N. $15^{\circ} 41' E.$, 96.83 ft.; thence N. $1^{\circ} 05' E.$, 89.60 ft.; thence N. $13^{\circ} 18' W.$, 124.75 ft.; thence N. $21^{\circ} 32' W.$, 145.70 ft. to the NE corner of the last said parcel, said point also being the Southeast corner of a parcel of land acquired by the Sulphur Springs Valley Electric Cooperative, Inc. by that certain deed recorded March 31, 1969, in Docket 312, at page 273; thence N. $32^{\circ} 58' W.$, along the east line of said Sulphur Springs Valley Electric Cooperative parcel, for 238.30 ft., to the true point of beginning.

EXHIBIT B

GUY WIRE/FENCING EASEMENT DESCRIPTION

All that portion of the Northwest Quarter of Section 34, Township 21 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of Parcel D, according to Book 7 of Surveys, Page 91, records of Cochise County, Arizona;

THENCE South 13 degrees 41 minutes 37 seconds West, along the Easterly line of said Parcel D, a distance of 161.50 feet to the TRUE POINT OF BEGINNING;

THENCE South 62 degrees 15 minutes 05 seconds East, leaving said Easterly line, a distance of 67.00 feet to a point;

THENCE South 27 degrees 44 minutes 55 seconds West, a distance of 20.00 feet to a point;

THENCE North 62 degrees 15 minutes 05 seconds West, a distance of 61.99 feet to a point on said Easterly line of Parcel D;

THENCE North 13 degrees 41 minutes 37 seconds East, along said Easterly line, a distance of 20.62 feet to the TRUE POINT OF BEGINNING and containing 0.030 acres (1,290 square feet) of land more or less.

SURVEYOR'S CERTIFICATION

Form of Surveyor's Certificate for Existing Towers

I, Joshua L. Wikoder, do hereby certify to InSite Towers, LLC, a Delaware limited liability company with its headquarters address at 301 N. Fortna Street, Suite 101, Alexandria, VA 22314 (InSite Towers), InSite Wireless Group, LLC, a Delaware limited liability company its successors assignees and lenders, Stewart Title Guaranty Company, Cox Communications, Inc. and its assignees, of each of the foregoing that this survey was made on the ground under my personal supervision and that this plot is a true, correct and accurate representation of the facts as found at the time of the survey, and more specifically:

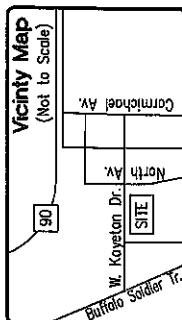
- I so hereby certify that the survey conforms to the conditions and stipulations as checked below.
- (x) 1. The boundary lines and dimensions of the InSite Towers Lease Area and access and utilities easements (collectively, the "Easements") indicated hereon is correct.
 - (x) 2. To the extent the Lease Area and Easements indicated hereon are part of a parent parcel, such Lease Area and Easements are located within the boundaries of the record title legal description of such parent parcel. The location of said Lease Area and Easements relative to an approximation of the location of the boundaries of the parent tract is illustrated on the inset shown hereon.
 - (x) 3. Shows the location and dimension of all alleys, streets, roads, rights-of-way, easements and other matters of record which the surveyor has been advised affects the Lease Area and/or Easements (each has been identified by instrument volume and page number if available).
 - (x) 4. Except as shown, there are no visible easements, rights-of-way, party walls or conflicts affecting the Lease Area and/or Easements; further, this survey is not subject to any easements or rights-of-way not visible on the ground.
 - (x) 5. The location of all buildings, structures and other improvements of visible items affecting the Lease Area and Easements, if shown, are as indicated hereon. The location of all other buildings, structures and other improvements of visible items on the parent tract, if shown hereon, are approximate in nature, except that the Lease Area and Easements are entirely located within the boundaries of the parent parcel, as shown on the inset.
 - (x) 6. Except as shown, there are no visible protrusions on adjoining premises, streets or alleys by any building, structure or other improvements situated on the Lease Area and/or Easements and there are no visible encroachments onto the Lease Area and/or Easements by any building, structure or other improvements situated on adjoining premises.
 - (x) 7a. Shows the location and acres contained in all portions of the Lease Area and Easements which are located in an area designated as a "FLOOD PRONE AREA (ZONE A)" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973; Zones A & AE, FIRM Community Panel No. 04603C Z133F, effective date of August 8, 2008. (Entire property lies within the flood zone)
 - () 7b. The site Lease Area and Easements are located in an area designated as a Flood Zone () as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973 FIRM Community Panel No. _____
 - (x) 8. Describes and shows the location of all public streets and roads visibly providing access to and from the subject property, and currently sets forth the municipal address of the subject property.
 - (x) 9. Survey of the Lease Area and Easements meets or exceeds the minimum technical standards for Land Boundary surveys set forth by Arizona State Law.

Joshua L. Wikoder
Land Surveyor - Arizona #41114
June 1, 2012

AS-BUILT SURVEY

IN SECTION 34, Township 21 South, Range 20 East,
Cochise County, Arizona

FOR: **InSite Towers**



OWNER INFORMATION

City of Sierra Vista
1011 N. Coronado Dr.
Sierra Vista, AZ 85635

PROPERTY INFORMATION

206 W. Kayetan Drive
Sierra Vista, AZ 85635
APN 106-62-084
Deed - Doc. 242, Page 280, Rec. 03/31/60

ZONING

The current zoning classification of the Parent Parcel is "OS" (Open Space) in the City of Sierra Vista.

Area	Square Feet	Acres
Lease Parcel A	31,222	0.72
Guy Wire Easement	1,290	0.030

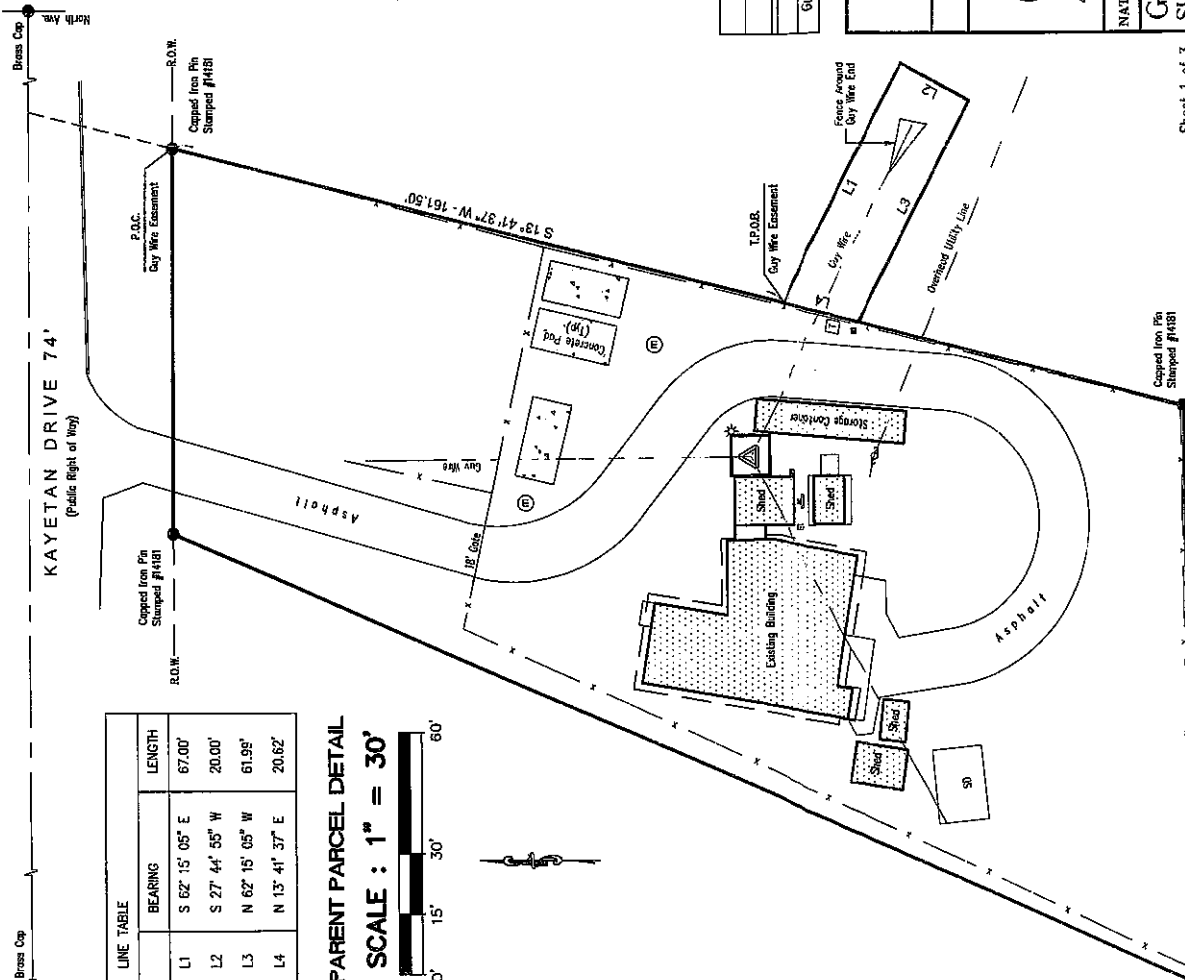
INSITE SITE NAME: AZ905-C
SIERRA VISTA HE
COCHISE COUNTY, ARIZONA

SURVEY WORK PERFORMED BY:

J.V. Surveying, LLC
1917 W. Collamore Street
Sierra Vista, AZ 85634
Phone (520) 556-2316 Fax (520) 556-2318
Job No. 2838

NATIONAL SURVEY SERVICES COORDINATION
GEOLINE
SURVEYING, INC.
13000 W. 10th, Tempe, AZ 85284
Arizona 1-2015
(602) 944-8881 Fax
WWW.GEOLINE.COM

Sheet 1 of 3

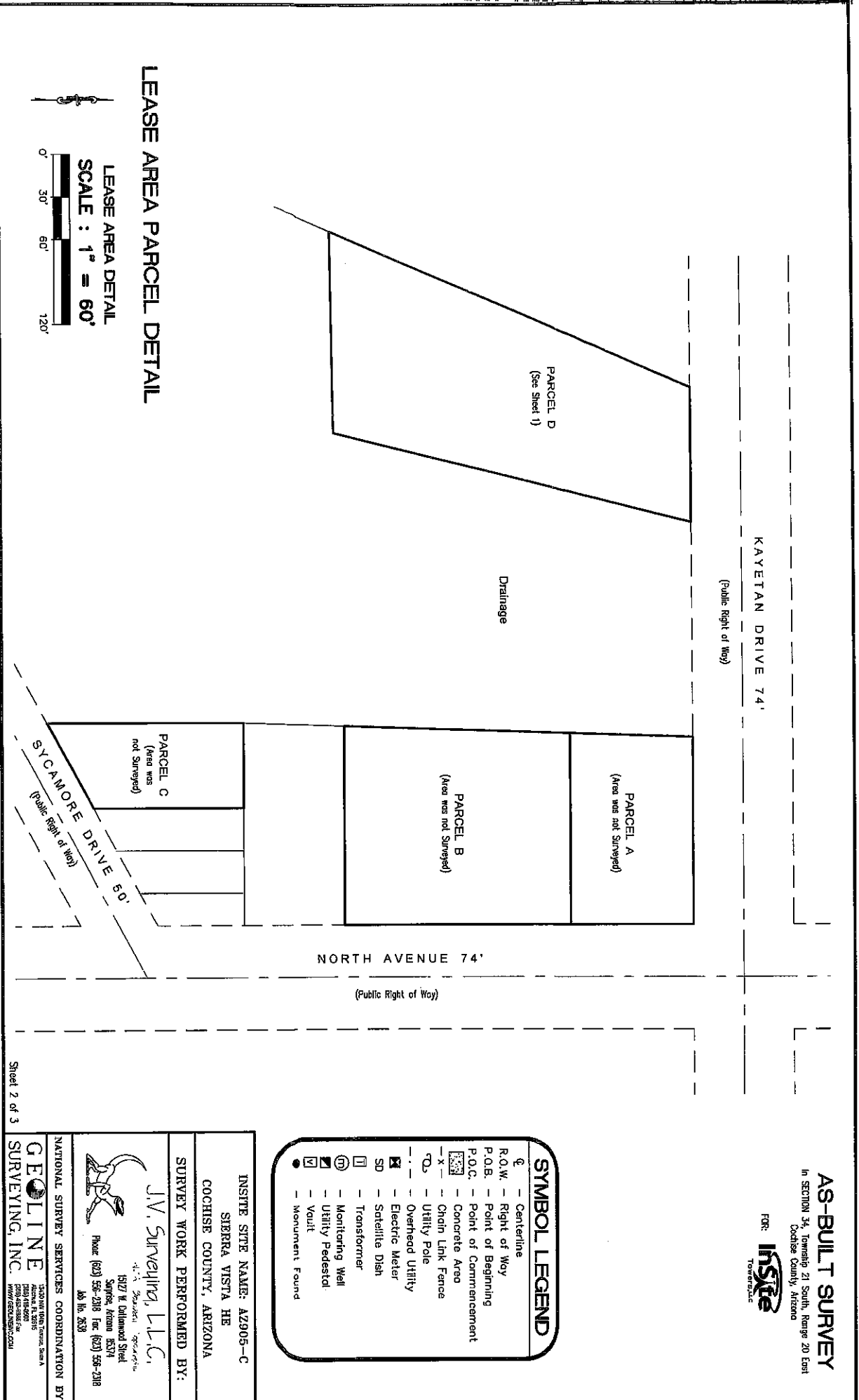


LINE TABLE	BEARING	LENGTH
L1	S 62° 15' 05" E	67.00'
L2	S 27° 44' 55" W	20.00'
L3	N 62° 15' 05" W	61.99'
L4	N 13° 41' 37" E	20.62'

PARENT PARCEL DETAIL

SCALE: 1" = 30'





AS-BUILT SURVEY
In SECTION 34, Township 21 South, Range 20 East
Cochise County, Arizona



INSITE
TOWER LLC

FOR:

INSITE
TOWER LLC

SYMBOL LEGEND

- Centerline
- R.O.W. - Right of Way
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- Concrete Area
- Chain Link Fence
- Utility Pole
- Overhead Utility
- Electric Meter
- SD - Sateellite Dish
- Transformer
- Monitoring Well
- Utility Pedestal
- Vault
- Monument Found

INSITE SITE NAME: AZ905-C
SIERRA VISTA HE
COCHISE COUNTY, ARIZONA

SURVEY WORK PERFORMED BY:

J.V. Surveying, L.L.C.
19127 W. Colton Road
Surprise, Arizona 85374
Phone (602) 556-2318 Fax (602) 556-2318
Mo No. 2630

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
15300 W. 10th Street, Suite A
Phoenix, Arizona 85027
Phone (602) 944-4444 Fax (602) 944-4444
www.geolineinc.com

SCHEDULE B - SECTION 2

LEASE PARCELS DESCRIPTION

GUY WIRE EASEMENT

I HAVE REVIEWED THE COMMENT FOR TITLE INSURANCE UNDERWRITTEN BY STEWART TITLE GUARANTY COMPANY - ISSUED BY PIONEER TITLE AGENCY, INC. WITH AN EFFECTIVE DATE OF APRIL 16, 2012, AT 7:30 A.M. COMMENT NO. 00733841, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B-SECTION 2 OF SAID COMMENT:

1. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
2. Easements and rights incident thereto, as set forth in instrument:
Recorded in Book : 54, Miscellaneous Records Page : 288
Recorded in Book : 54, Miscellaneous Records Page : 483
Purpose : Line Purpose
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
3. Matters Shown on Survey, Recorded in Book 7 of Surveys Page 91.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
4. Easements and rights incident thereto, as set forth in instrument:
Recorded in Document No. : 9102-02378 Purpose : communication facilities
(DOCUMENT IS MISSING THE REFERENCES DOCUMENTS - SURVEYOR CANNOT DETERMINE THE LOCATION OF THIS EASEMENT)
5. Matters contained in the following document relating to Restricted Air Space and Military Airport recorded in Document No. 2008-32809.
(INCORRECT DOCUMENT WAS PROVIDED)
6. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)

The following information was taken from ground lease dated September 10, 1992, 1st Amendment dated October 30, 1992, 2nd Amendment dated September 23, 2000, 3rd Amendment dated November 16, 2002, 4th Amendment dated December 6, 2006, 5th Amendment dated December 5, 2011...

Parcels A through D as referenced in said ground leases and as shown on record of Survey, prepared by GFS/GILBERT-PINE SURVEYING, recorded in Book 7 of Surveys, Page 91 of Cochise County records.

All that portion of the Northwest Quarter of Section 34, Township 21 South, Range 20 East of the One and Sixt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Parcel D, according to Book 7 of Surveys, Page 91, records of Cochise County, Arizona;

THENCE South 13 degrees 41 minutes 37 seconds West, along the Easterly line of said Parcel D, a distance of 161.50 feet to the TRUE POINT OF BEGINNING;

THENCE South 62 degrees 15 minutes 05 seconds East, leaving said Easterly line, a distance of 67.00 feet to a point;

THENCE South 27 degrees 44 minutes 55 seconds West, a distance of 20.00 feet to a point;

THENCE North 62 degrees 15 minutes 05 seconds West, a distance of 61.99 feet to a point on said Easterly line of Parcel D;

THENCE North 13 degrees 41 minutes 37 seconds East, along said Easterly line, a distance of 20.52 feet to the TRUE POINT OF BEGINNING and containing 0.030 acres (1,290 square feet) of land more or less.

AS-BUILT SURVEY

In SECTION 34, Township 21 South, Range 20 East
Cochise County, Arizona
FOR: **INSITE**
TOWNSHIP, LLC

J.V. Surveying, L.L.C.
A/L/A - Boundary - Topography
15177 W. Gifford Street
Surprise, Arizona 85374
Phone (602) 556-2316 Fax (602) 556-2318
Web Site: www.jvsurveying.com

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